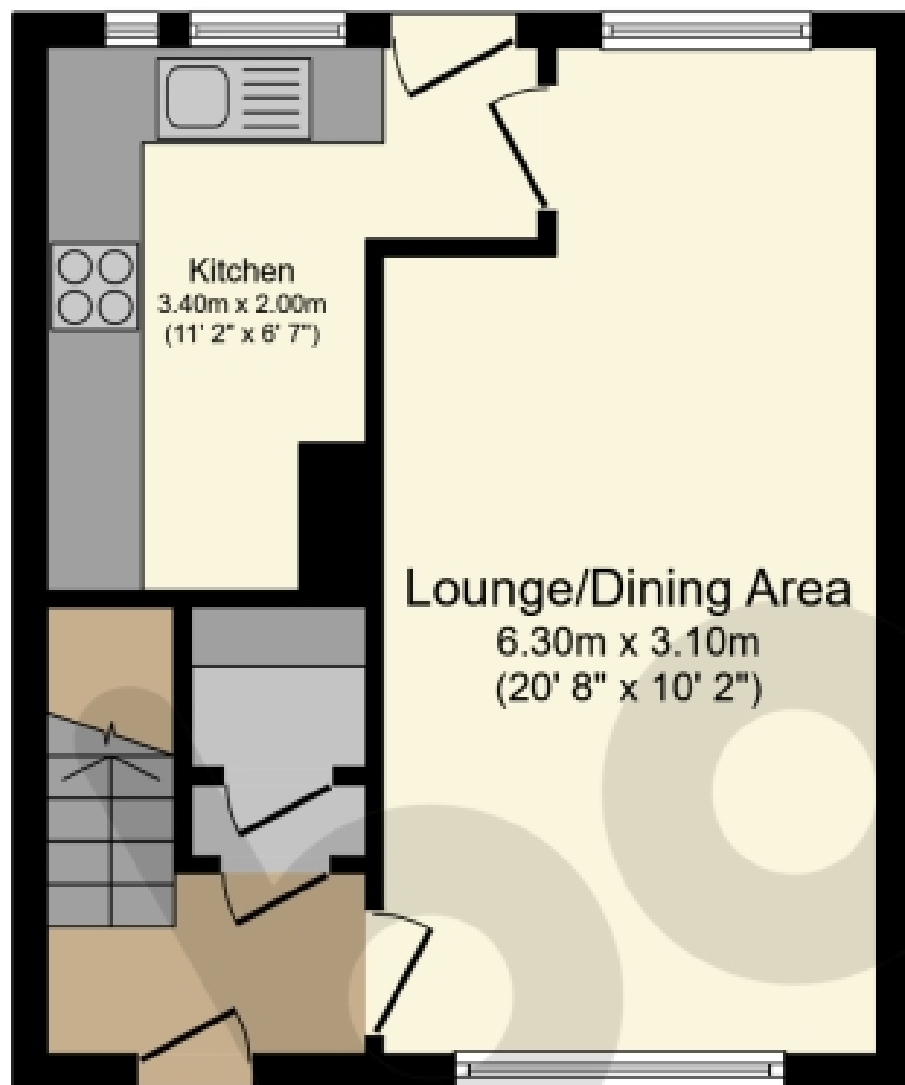




Westburn Crescent, Rutherglen

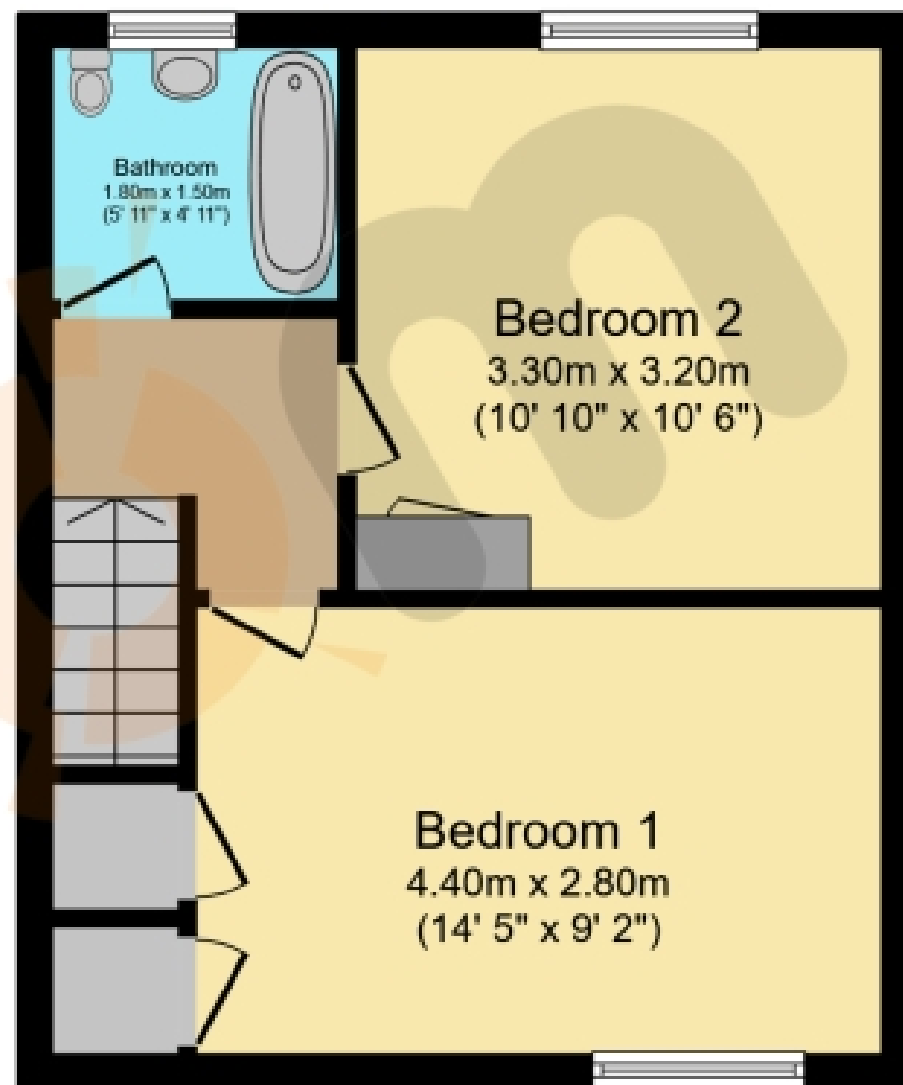
Offers Over £139,995





Ground Floor

Floor area 32.8 sq.m. (353 sq.ft.)



First Floor

Floor area 32.8 sq.m. (353 sq.ft.)

Total floor area: 65.5 sq.m. (705 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

THE PROPERTY

A well-presented terraced home ideally suited to first-time buyers, featuring a bright dual-aspect dining lounge, recently installed kitchen and bathroom, and two spacious double bedrooms with built-in storage. Gas central heating (boiler approx. 3 years old) and double glazing can be found throughout. There is a low-maintenance rear garden, and the home is ideally situated close to amenities, schools, and transport links.

Welcome to Westburn Crescent and this fabulous, terraced home, presenting an ideal opportunity for first-time buyers and professionals alike.

The bright, spacious dual-aspect lounge, offers ample space for both relaxing and dining, with plenty of natural light creating a warm and inviting feel.

The property has been enhanced by a recently fitted kitchen, complete with modern hi-gloss units and contrasting marble-effect countertops. Integrated appliances include a 4-ring electric hob with electric oven/grill and extractor hood.

Upstairs, there are two well-proportioned double bedrooms, which both benefit from built-in storage. The family bathroom has been recently updated to a contemporary standard, comprising of a shower-over-bath with glass screen, w.c. and wash-hand-basin which has been contained within a stylish vanity unit.

To the rear, there is a low-maintenance garden, providing an ideal outdoor space for children and pets alike.

Additional features include gas central heating, with a boiler approximately three years old, and double glazing throughout.

The property is conveniently positioned close to a variety of local amenities, well-regarded schools, and excellent transport connections, making it well suited to a range of buyers.

This property is conveniently located within the ever-popular area of Rutherglen, offering easy access to a wide range of local amenities, reputable schooling, and excellent transport links to Glasgow City Centre and beyond. Residents can enjoy nearby parks, leisure facilities, and a variety of shops, cafés, and restaurants, making it a highly practical and well-connected setting.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale.

WOULD YOU LIKE A FREE DETAILED VALUATION OF YOUR OWN PROPERTY? GET IN TOUCH WITH THE PROPERTY BOOM NOW AND WE'LL ARRANGE THAT AT A TIME CONVENIENT TO YOU.

www.thepropertyboom.com
Head Office : 31 Braehead, Beith, KA15 1EG
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com